



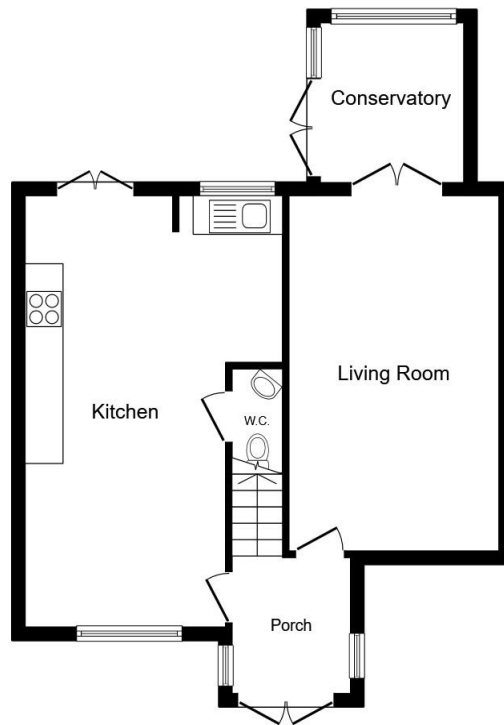
Bells Road, Hedon, Hull, HU12 8QR

Welcome to

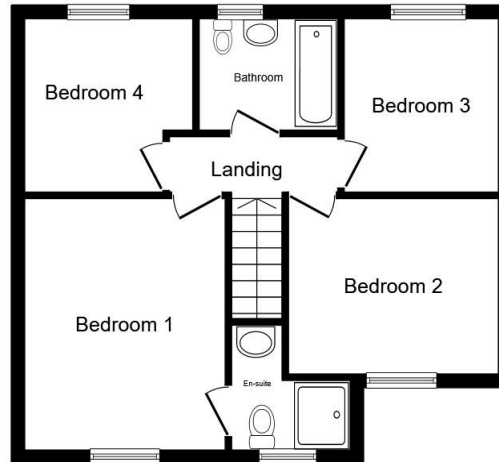
Bells Road, Hedon, Hull

Take a look at this four-bedroom detached home on Bells Road. The property offers spacious living, a bright conservatory, and a well-designed kitchen dining, along with four bedrooms including a master en-suite. With a garage and ample garden space for entertaining and plenty of off-street parking.





Ground Floor



First Floor

Total floor area 102.7 m² (1,105 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Porch

Living Room

18' x 10' 10" (5.49m x 3.30m)

Kitchen

Irregular Shaped Room 21' x 13' 4" max (6.40m x 4.06m)

Downstairs Cloakroom

4' x 3' (1.22m x 0.91m)

Conservatory

8' x 8' (2.44m x 2.44m)

Landing

Bedroom 1

11' x 8' 11" (3.35m x 2.72m)

Ensuite

6' x 6' (1.83m x 1.83m)

Bedroom 2

12' x 10' (3.66m x 3.05m)

Bedroom 3

8' x 8' (2.44m x 2.44m)

Bedroom 4

8' 10" x 8' 10" (2.69m x 2.69m)

Bathroom

7' x 5' (2.13m x 1.52m)

Loft Space

Agent's Note:

Building Regulation Certification has not been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Welcome to

Bells Road, Hedon Hull

- GUIDE PRICE £260,000 - £280,000
- CHAIN-FREE DETACHED FAMILY HOME
- COUNCIL TAX BAND: D
- 4 BEDROOMS, MASTER EN-SUITE
- GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£260,000 - £280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123639



Property Ref:
HDR123639 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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